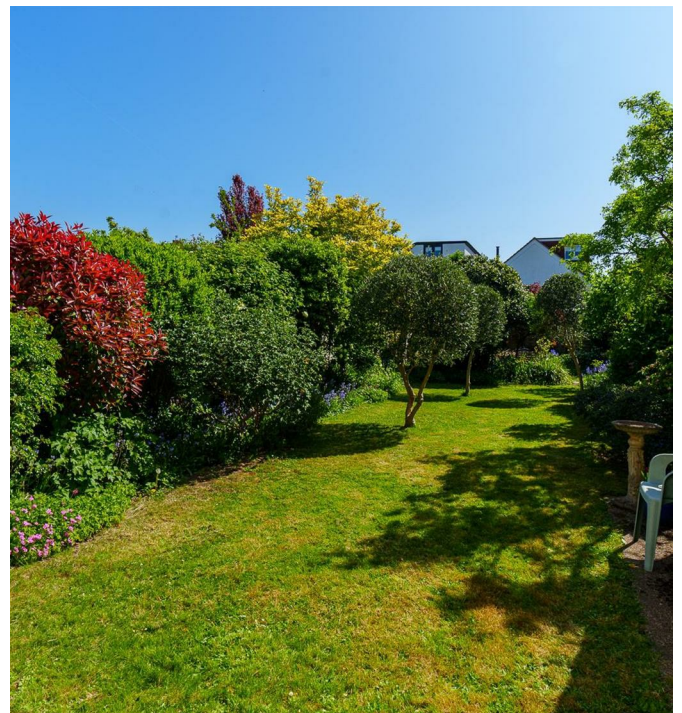


Reynolds Road
Hove

HEALY
& NEWSOM

EST. 1990





Reynolds Road, Hove, BN3 5RJ

£1,085,000

A rarely available, bay fronted, detached house with four bedrooms, good size kitchen and two reception rooms; perfect for entertaining guests or enjoying quiet family evenings. A conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. There is a great size rear gated garden, detached garage and drive suitable for off road parking adds to the convenience and benefits for this wonderful home.

There is also potential to extend the property, subject to the necessary consents, allowing you to tailor the home to your specific needs, this is an excellent opportunity for families seeking a spacious and comfortable home. With no onward chain, this property in a sought-after area and ready for you to move in and make it your own.

The house is set back from the road and has a drive to one side, the property retains the original front door and many internal features adding to the charm and character. On the ground floor are two great size reception rooms, kitchen and conservatory. There is a ground floor W.C with storage and a generous size entrance hall with the original staircase rising to the first floor.

On the first floor are four bedrooms and a bathrooms, there is also a ceiling hatch providing access to the loft space.

The property is set within generous grounds with the gated rear garden that includes mature olive, bay and magnolia trees, there are also well stocked floral borders to both sides providing a tranquil retreat for outdoor activities and gatherings. Additionally, a detached garage and a driveway accommodate parking for vehicles, ensuring convenience for residents and visitors alike.

Location

Reynolds Road is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Hove Station (0.9 miles in distance) and Aldrington station (0.4 miles away), both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Stoneham Park and Wish Park, Hove

Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

Just around the corner is the local Richardson Road parade of shops that include a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers, a comprehensive range of nearby shops can also be found at the end of the street in Portland Road. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre.

Additional Information

EPC rating: E

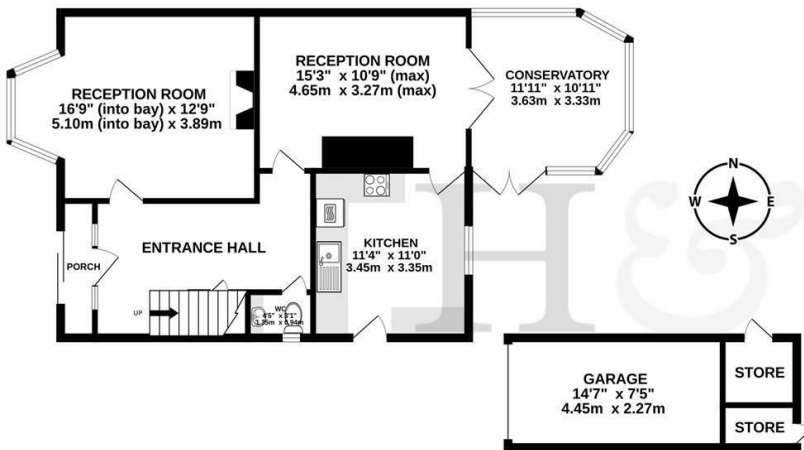
Internal measurement: 1,473 Square feet / 136.8 Square metres (including garage and outbuildings).

Tenure: Freehold

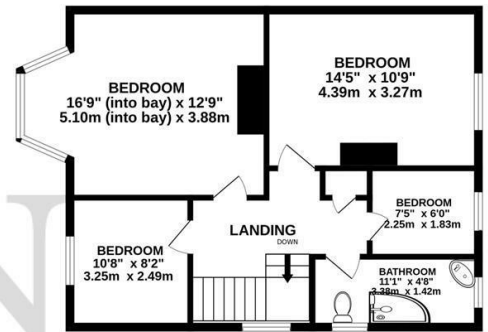
Council tax band: E

Parking zone: W

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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